

## **District III Advisory Board Minutes**

January 8, 2003

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**January 8, 2003  
7:00 p.m.**

**Colvin Neighborhood City Hall  
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. In attendance were the District III City Council member and eight (8) District Advisory Board members. Four (4) City staff were present and approximately members of the public of which signed in.

### **Members Present**

Gene Fuhr  
Judy Dillard  
Jim Gulick  
Bill Ward  
John Kemp  
Phil Bloomquist  
Laura Simpson  
Lois Ann Newman  
Council Member Phil Lambke

### **Members Absent**

Phyllis Hall  
Matt Foley

### **Staff Present**

Dana Brown  
Bill Longnecker  
Officer Virgil Miller  
Officer Long Nguyen  
Officer Jeff Andres

### **Guests**

Listed on page 5

## **ORDER OF BUSINESS**

### **Call to Order**

**Council member Lambke** called the meeting to order at 7:01 pm.

### **Approval of Minutes**

The minutes for December 4, 002 were approved as read on a vote of 8-0.

**Action: Minutes were approved as read (8-0).**

### **Public Agenda**

- 1. Scheduled Items** **Kerin Smith**, president of Meadowlark Neighborhood Association handed out information regarding a new medical resource, the United Methodist Health Clinic (UMHC) and their services. The UMHC, located at 1233 South Emporia is a Healthy Children's Center. Their staff includes Spanish and Vietnamese translators. The UMHC

accepts Medicaid, Healthwave and most private insurance companies. If the patient has no resources they use a sliding fee scale.

**CM Lambke** asked if the clients are to show proof of insurance and how many clients are seen through out the day. Karin said the clinic needed to see 30 patients per day and they were seeing only about 6 per day at Colvin.

**Recommended Action: Receive and file.**

**Jerry Franz, Interim Director of the Sedgwick County Health Department** presented a possible plan to combine three health stations, Stanley-Aley, Colvin and the Southeast into one facility at the Wichita Mall. A combined health station would allow for expanded hours of services at a more central location that is accessible by bus, near a pharmacy and a hospital. They are evaluating the addition of services such as Comcare, a well child clinic, and possibly dental services. There is a possibility that staff would come to Colvin Elementary and provide services one day a week and assist with immunizations in the fall.

**Jim Gulick** asked if more tax dollars would be needed by the school to compensate for the rent they are receiving from the Health Department. **Jerry Franz** explained the Health Department is losing money by being at Colvin due to underutilization and in all reality it is costing taxpayers more money. **CM Lambke** asked if anyone wanted to maintain the present location. **Jerry's** response was everyone wants the change since WIC is changing to computerized vouchers.

**Jim Gulick and Judy Dillard** discussed the need for promotion of the services available at the Health Department. **Jerry** explained the Health Department believes they can provide more efficient delivery of services through a centralized office. **Gene Fuhr** asked if the Harry Street location was a certainty and **Jerry** replied that they had talked to the new owner but no firm decision has been made at this time but they are interested in emulating the City's One Stop Shop idea.

**Lois Ann Newman** stated that anytime government money dries up South Wichita bears the brunt of the reductions. She believes transportation is an issue for people to access the Health Department services. **Phil Bloomquist** says the bottom line is helping the people they serve and there are more bus schedules to Harry Street for the clients. **Kemp** has not seen any advertising and therefore does not know anything about the Health Department services.

**Bloomquist** responded saying health insurance locks people into specific providers and secondly, the Health Department has done a lot to publicize their services but with limited resources they can only do so much. **CM Lambke** asked Jerry if he was looking for consensus however **Jerry Franz** says he is seeking public input as he spreads the word about possible health department consolidation. He is also providing information to the public about providing these services at a reasonable cost. **Kemp** says he will talk to neighborhoods and receive their input.

**Recommended Action: Receive information and file**

## 2. Off-agenda Items

None

### Staff Presentations

## 3. Community Police Report

**Officer Nguyen, Beat 33** discussed the recent homicide in District III, which occurred, on Timberline Street. He also spoke briefly about the P.A.C.K. (Planeview Activity Camp for Kids) summer program that was held last summer at Jardine Edison Academy. The WPD noted a reduction in juvenile crime rates in Planeview last summer and believe it is related to this program and keeping the kids productively occupied. Plans are being made to have the P.A.C.K. program this summer.

**Officer Virgil Miller, Beat 26** states he is working closely with 11 churches that are making a special effort to be involved with youth and to provide input to the DAB's. He is also participating in the Polar Bear Plunge for the Special Olympics.

**Officer Andres, Beat 25**, reported on the mini storage facilities crime free program.

## 4. Planning Department

**Bill Longnecker**, presented information on **ZON2002-6, zone change from "SF-5" Single-family residential to "LI" Limited Industrial, north of 31<sup>st</sup> St. South on the east side of the Kansas Turnpike**. The owner proposes to develop the property with a building for an office and the assembly of ductwork.

**Longnecker** began by reviewing the staff report, the site is part of approximately 44 unplatted acres owned by the city and adjacent to the Planeview Park and a Wichita Fire Department training facility. Currently there is no direct access onto the site it will have to be finalized during the platting process. Public water and sewer service will have to be extended to the property along 31<sup>st</sup> St. S.

The staff report recommends approval of the zone change with five uses specifically prohibited, compatible setback standards shall be used with screening and landscape buffering and any outside storage should be comparable to an industrial facility.

**Gulick** asked if public services were available to the east or west. **Longnecker** explained they were to the east on the north side and the south side of 31<sup>st</sup> South and they probably came off of Oliver. **Ward** asked how storage would be limited so it will not be an eyesore. **Longnecker** replied that the applicant and agent have discussed the issue. And DAB could add further restrictions. **Ward** says he not opposed but is concerned at what could happen regarding the storage. **Dillard** said they would not want something to be left outside in "storage" for years. **Longnecker** referred her back to the limitations imposed upon this development and the landscape and screening requirements. **Kemp** asked about parking spaces and **Longnecker** explained he is looking into using the existing parking jointly with the Fire Department, but it still needs to be platted.

**Recommended Action: Ward (Dillard) approve zone change subject to platting within a year and inclusion of a Protective Overlay with additional restrictions. Motion passed (8-0)**

5. **Bill Longnecker, Planning Department** presented before board **CON2002-00053**, request for conditional use to allow car sales on property zoned “LC” Limited Commercial. The property is described as the west 100’ of the south 110’ feet of Lot 1, Block A, Industrial Addition located on the northeast corner of the Northern – Hydraulic intersection. The Unified Zoning Code requires a Conditional Use for vehicle and equipment sales, outside in “LC” Limited Commercial zoning. A site plan has been submitted.

An existing 1,580 square foot building is to be used as an 1,180 square foot office and a 400 square foot detail shop with no body or paint work allowed. The property has room for 15 spaces for display. Two of the three existing entrances, the ones closest to the intersection will be closed off. The site plan shows no proposed signage so plan will need to be revised.

Proposed landscaping is shown on plan and includes 12 shrubs and two trees, which fall short of the landscape requirements. In fact staff proposes if conditional use is passed that the same landscaping and irrigation be included on this site as was implemented on another car lot 1 block north. Staff recommends denial of this application, as the Comprehensive Plan does not indicate that a used car lot would be appropriate for this area. If approval is granted staff requests that approval be subject to 12 conditions.

**Ward** asked if condition #9 amplification included the telephone and **Longnecker** replied that provision could be added to it. **Fuhr** pointed out that the previously approved car lot was located on a stand-alone corner and was supported by the neighborhood. This one is located along a strip mall, busier area and includes a detail shop. **Longnecker** reminded DAB members they can’t do body works or mechanical repairs on site. Sandy Roberts, agent for the property owner explained it will not be an owner/operated shop.

**Recommended Action: Ward made the motion to deny request. Motion passed (9-0)**

6. **Wayne Bolen, Electrical Supervisor** says the City Council recommended unanimously that the 2002 edition of the National Electrical Code be adopted by reference Title 19 with revisions. Mr. Galyon stated the association feels the AFCI requirement results in higher costs being imposed on the public without definite proof the utilization of these devices will result in an improved product. However, the Board disagreed and it would only apply to new construction. For a typical 1500 square ft. three bedroom dwelling the increased cost is approximately \$100 to \$150.

**Recommended Action: District III recommends CM Lambke support this.**

### **Board Agenda**

#### **1. Updates, Issues and Report**

Laura Simpson of the East Mt. Vernon Neighborhood Assn, announced they are planning on having a spring cleanup. Their next meeting is set for Thursday, February 13, 2003

**Recommended Action: Address as appropriate, or receive and file.**

**Next Meeting**

The next regularly scheduled meeting for District Advisory Board III will be February 5 at Colvin Neighborhood City Hall at 7:00 p.m.

**No Action Required**

**Motion made to adjourn Bloomquist (Gulick)**

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant  
District III

**Visitors**

Steve Brown	3216 Turnpike Dr.
Wayne Bolen	1615 N. Holland
James & Kerin Smith	2240 S. Crestway
Wesley Provines	1601 E. 45 <sup>th</sup> St. S.
Sandy Roberts	667 Oak Forest Lane, Derby, KS
Joann Hartig	1756 S. Main
Ralph J. Cook	1920 S. Lexington
Officer Long Nguyen	WPD
Officer Jeff Andres	WPD
Officer Virgil Miller	WPD
Toni Pickard	HOP
Carole Campbell	
Jan Chatman	Park & Rec
Alan Taber	Park & Rec
Bill Longnecker	Planning
Jerry Frantz	6441 S. Madison Ct.
Aiko Allen	1133 S. Rock Rd #149